

**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION PRETORIA)**

CASE NO: 2023-010818

In the matter between:

NEDBANK LIMITED

PLAINTIFF

and

JOAN JABULILE NGCOBO

DEFENDANT

Identity Number: 850504 0313 08 2

**“AUCTION”
NOTICE OF SALE IN EXECUTION
IMMOVABLE PROPERTY**

This sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008 (as amended) pursuant to a Judgment obtained in the High Court Under case number 10818/2023 dated the 22 November 2023 and writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve of R400 000.00 as per court order dated 11 September 2025 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE on 27 January 2026 at 11H00.

Full Conditions of Sale can be inspected at the **OFFICES OF THE SHERIFF OF THE HIGH COURT, HALFWAY HOUSE 614 JAMES CRESCENT, HALFWAY HOUSE** and will also be read out by the Sheriff prior to the sale in execution.

The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements.

PROPERTY: A Unit consisting of:-

SECTION NO. 17 as shown and more fully described on Sectional Plan No.SS00497/2002 (“the sectional plan”) in the scheme known as SAN REMO in respect of land and building or buildings situate at ERVEN 710 AND 711 HALFWAY GARDENS EXTENSION 91 TOWNSHIP; LOCAL AUTHORITY CITY OF JOHANNESBURG of which the floor area, according to the sectional plan, is 80 (EIGHTY) Square Metres in extent (“the mortgaged section”); and

An undivided share in common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan (“the common property”).

HELD BY DEED OF TRANSFER NO.ST11949/2020

AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Also known as UNIT 17 SAN REMO, 353 VAN HEERDEN AVENUE, HALFWAY GARDENS EXTENSION 91, MIDRAND

IMPROVEMENTS: LOUNGE, BEDROOM, BATHROOM, TOILET, KITCHEN

OUTBUILDINGS: GARDEN & CARPORT (EMPTY PREMISES)

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

- 1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, OFFICES OF THE SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE during office hours.**

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auctions shall be views as the highest and final bid. Registration for participation on webcast auction at ssha.online. All terms and conditions available on ssha.online or at 614 James Crescent, Halfway House, Midrand.

**Advertising cost at current publication rates and sale costs according to Court Rules apply
Registration a buyer is a pre-requisite subject to condition, inter alia**

- (a) Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.info.gov.za/view/DownloadFilesAction?id=99961>)**
- (b) Fica-legislation: Requirement proof of ID and residential address**
- (c) Payment of a Registration fee of R50 000,00 (refundable)in cash or bank guaranteed cheque**
- (d) Registration condition**
- (e) The Sheriff or his deputy will conduct the auction**

HACK STUPEL & ROSS

Attorneys for Plaintiff

P O BOX 2000, PRETORIA

TEL: 012-325 4185

REFERENCE: MAJOTHI/IDB/GT13350



Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2025/12/01 14:20	Scheme Number	497
Reference	-	Scheme Type	UNIT
Report Print Date	2025/12/01 14:21	Unit Number	17
Scheme Name	SS SAN REMO	Search Source	WinDeed Database
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SAN REMO	Local Authority	CITY OF JOHANNESBURG
Scheme Number	497	Province	GAUTENG
Situated at	HALFWAY GARDENS EXT 91;711;0	Extent	80.0000SQM
Scheme Year	2002	LPI Code	TOJR01000000071000000,D9 31/2001, TOJR01000000071100000,D9 31/2001
Unit Number	17	Registration Division	IR
Previous Description	-		

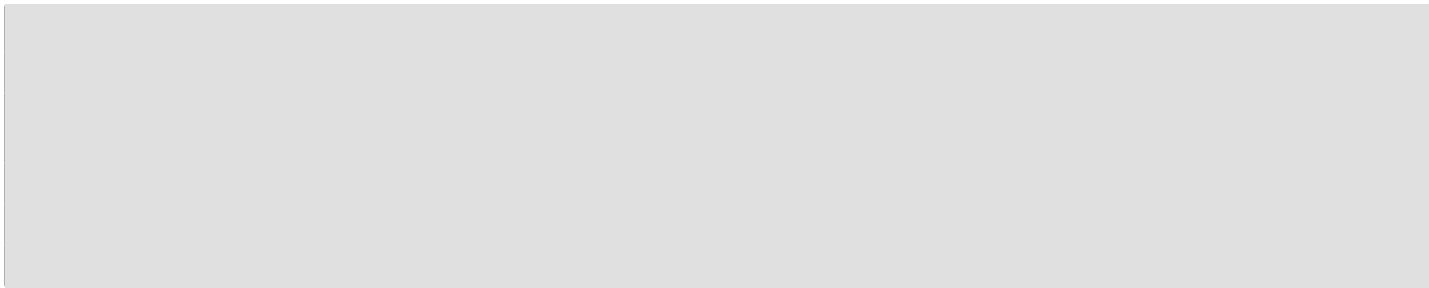
OWNER INFORMATION (1)

NGCOBO JOAN JABULILE		Owner 1 of 1	
Person Type	PRIVATE PERSON	Document	ST11949/2020
ID Number		Microfilm / Scanned Date	-
Name	NGCOBO JOAN JABULILE	Purchase Price (R)	785 000
Multiple Owners	NO	Purchase Date	2019/10/16
Multiple Properties	NO	Registration Date	2020/02/28
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (3)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	SK4258/2002S	-	-	20040101 11:13:42
2	SB7879/2020	NEDBANK LTD	751 737	-
3	I-122/2024AT	10818/2023	-	-



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a world class African city

Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194
VAT NO. : JOHANNESBURG WATER - 4270191077

VAT NO. : PIKITUP - 4780191292
VAT NO. : CITY POWER - 4710191182

JOAN JABULILE NGCOBO
85 ELOFF STREET
JOHANNESBURG
2000

Date	2025/11/06
Statement for	November 2025
Physical Address	353 VAN HEERDEN AVENUE
Stand No./Portion	17 SAN REMO
Township	HALFWAY GARDENS EXT.91

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
127 m2	1	2023/07/01	A1	Market Value R 792,000.00	Region A Ward 132
Invoice Number : 226000405357		Group :		Next Reading Date :	
Client VAT Number :				Deposit Paid :	R 0.00
Account Number 556419786				(PIN Code:266517)	

Previous Account Balance

Sub Total

Interest on Arrears

Current Charges (Excl. VAT)

VAT @ 15%

49,129.57
49,129.57
44.60
701.33
46.50

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
47,066.81	1,028.73	1,034.03	792.43	0.00	49,922.00

Total Due

49,922.00

Due Date

2025/11/21

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 3 1 Oct 2026. For more info, visit www.joburg.org.za.
You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.
Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za

Remittance Advice :

This stub must accompany payment,
please do not detach if paying at the post office

Date : 2025/11/06 JOAN JABULILE NGCOBO
Acc. No. : 556419786 - 353 VAN HEERDEN AVENUE , HALFWAY GARDENS EXT.91

EasyPay >>>>> 91115 5564197860

SAPO 0146 556419786

Standard Bank City of Johannesburg Banking Details:

Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 556419786

>>>>> 516008800111159 55641978603

Account Number 556419786

City of Johannesburg

Property Rates

VAT No. 4760117194

Amount

Sub Total

Category of Property: Property Rates Residential
R 792,000.00 X R 0.0095447 / 12 (Billing Period 2025/11)
Less rates on first R300 000.00 of market value
VAT: 0 %

629.95
- 238.62
0.00

391.33

PIKITUP

Refuse

VAT No. 4790191292

Refuse Residential (Billing Period 2025/11)
VAT: 15.00% (Total Amount: 310.00)

310.00
46.50

356.50

Current Charges (Incl. VAT)

747.83

Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?

By debit order, cash, debit or credit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?

Payments must reach CoJ on or before the due date.

Change of Address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating Electricity and Water.

This must be done in writing, 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.



BELMONT
Property Management

San Remo Body Corporate Body Corporate

Reg No: SS 931/2001; 112/2002; 399/2003;
825/2003

Email.: Portfolio Manager:

amopm@belmontgroup.co.za; Accounts:

chenique@belmontgroup.co.za; Transfers:

admin@belmontgroup.co.za

ADDRESS

Cnr Old & Van
Heerden Rd,
Halfway Gardens,
Midrand,
Gauteng,
1685

NGCOBO JOAN JABULILE

17 San Remo,
Cnr Old & Van Heerden Rd,
Halfway Gardens,
Midrand,
Gauteng,
1685

Door No 17

Reference: NGC001-D17

Tel: 27725744420

Email: jabungcobo@yahoo.com

STATEMENT

DATE

2025-12-04

Date	Source	Description	Debit	Credit	Cumulative
2025-05-01		Balance b/f	0.00	0	0.00
2025-08-31	Journal Batch 2	Take-on as at 2025-10-07 - Ngobo Joan Jabulile	144059.57	0	144 059.57
2025-09-01	Invoice INV00076 (Line 1)	Levies	1268.38	0	145 327.95
2025-09-01	Invoice INV00076 (Line 2)	Reserve Fund Levies	96.63	0	145 424.58
2025-09-01	Invoice INV00076 (Line 3)	CSOS Levies	15.37	0	145 439.95
2025-09-01	Invoice INV00076 (Line 4)	Water (2025-07-17 to 2025-08-17) - Previous: 542, Current: 589 - Usage: 47	2691.13	0	148 131.08
2025-09-01	Invoice INV00076 (Line 5)	Water Demand Management Levy	74.84	0	148 205.92
2025-09-01	Invoice INV00076 (Line 6)	Electricity (2025-07-17 to 2025-08-17) - Previous: 51082, Current: 52623 - Usage: 1541	5226.91	0	153 432.83
2025-09-01	Invoice INV00076 (Line 7)	Sewerage Recovered	802.39	0	154 235.22
2025-10-01	Invoice INV00131 (Line 1)	Levies	1268.38	0	155 503.60
2025-10-01	Invoice INV00131 (Line 2)	Reserve Fund Levies	96.63	0	155 600.23
2025-10-01	Invoice INV00131 (Line 3)	CSOS Levies	15.37	0	155 615.60
2025-10-01	Invoice INV00131 (Line 4)	Water (2025-08-17 to 2025-09-17) - Previous: 589, Current: 628 - Usage: 39	1944.81	0	157 560.41

120+ days	90+ days	60+ days	30+ days	Current
144 059.57	10 175.65	7 591.13	13 085.80	4 854.01
BANKING DETAILS				Total Due
Bank Name: FIRST NATIONAL BANK		Reference: NGC001-D17		R 179 766.16
Account Number: 63171437148		Account Holder: SAN REMO BODY CORPORATE		
Branch Code: 250655		Account Type: CURRENT		
		Branch Name: UNIVERSAL		

2025-10-01	Invoice INV00131 (Line 5)	Water Demand Management Levy	74.84	0	157 635.25
2025-10-01	Invoice INV00131 (Line 6)	Electricity (2025-08-17 to 2025-09-16) - Previous: 52623, Current: 53656 - Usage: 1033	3388.71	0	161 023.96
2025-10-01	Invoice INV00131 (Line 7)	Sewerage Recovered	802.39	0	161 826.35
2025-11-01	Invoice INV00186 (Line 1)	Levies	1268.38	0	163 094.73
2025-11-01	Invoice INV00186 (Line 2)	Reserve Fund Levies	96.63	0	163 191.36
2025-11-01	Invoice INV00186 (Line 3)	CSOS Levies	15.37	0	163 206.73
2025-11-01	Invoice INV00186 (Line 4)	Water (2025-09-17 to 2025-10-16) - Previous: 628, Current: 668 - Usage: 40	2020.73	0	165 227.46
2025-11-01	Invoice INV00186 (Line 5)	Water Demand Management Levy	74.84	0	165 302.30
2025-11-01	Invoice INV00186 (Line 6)	Electricity (2025-09-16 to 2025-10-16) - Previous: 53656, Current: 54618 - Usage: 962	3132.46	0	168 434.76
2025-11-01	Invoice INV00186 (Line 7)	Sewerage Recovered	802.39	0	169 237.15
2025-11-03	Journal Batch 4	NGCOBO *LEGAL FEES*	5675.00	0	174 912.15
2025-12-01	Invoice INV00268 (Line 1)	Levies	1268.38	0	176 180.53
2025-12-01	Invoice INV00268 (Line 2)	Reserve Fund Levies	96.63	0	176 277.16
2025-12-01	Invoice INV00268 (Line 3)	CSOS Levies	15.37	0	176 292.53
2025-12-01	Invoice INV00268 (Line 4)	Water (2025-10-16 to 2025-11-16) - Previous: 668, Current: 700 - Usage: 32	1413.43	0	177 705.96
2025-12-01	Invoice INV00268 (Line 5)	Water Demand Management Levy	74.84	0	177 780.80
2025-12-01	Invoice INV00268 (Line 6)	Electricity (2025-10-16 to 2025-11-16) - Previous: 54618, Current: 55007 - Usage: 389	1182.97	0	178 963.77
2025-12-01	Invoice INV00268 (Line 7)	Sewerage Recovered	802.39	0	179 766.16

120+ days	90+ days	60+ days	30+ days	Current
144 059.57	10 175.65	7 591.13	13 085.80	4 854.01
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 63171437148 Branch Code: 250655				Total Due R 179 766.16
Reference: NGC001-D17 Account Holder: SAN REMO BODY CORPORATE Account Type: CURRENT Branch Name: UNIVERSAL				